



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
DECEMBER 1, 2011
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Vandivort present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner De La Cruz
Commissioner Nance
Commissioner Wright
Commissioner Vandivort
Commissioner Vorba
Commissioner Carreto
Commissioner Brandrup

COMMISSIONERS ABSENT:

Commissioner Borden
Commissioner Landeros

AGENDA

Commissioner Vandivort introduced Andy Blake, City Manager from West Virginia who was in the audience.

Commissioner Wright read the rules into the record. Philip Etiwe, Development Review Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner De La Cruz, Nance, Wright, Vorba, Carreto, and Brandrup

ABSENT: Commissioner Borden, and Landeros

Motion passed.

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Commissioner Vandivort congratulated the planning staff for it's recognition in Washington, D.C., for its smart growth activities.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.
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II. CONSENT AGENDA

THERE WERE NO ITEMS ON THE CONSENT AGENDA.
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III. REGULAR AGENDA - DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Preliminary:

1. **SUSU11-00110:** West Texas Estates – Being a portion in the NW ¼ of Section 18, Block 79, Township 3, T&P Railroad Surveys, El Paso County, Texas
Location: East of Aviation Way and South of Pellicano Drive
Property Owner: Akam Pellicano, LLC
Representative: Del Rio Engineering, Inc.
District: ETJ
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

***ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **POSTPONE SUSU11-00110 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 15, 2011.**

Motion passed.
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PUBLIC HEARING Rezoning Applications:

2. **PZRZ11-00051:** Tract 6, Section 29, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Location: 11145 Dyer Street
Zoning: R-F (Ranch & Farm)
Request: From R-F (Ranch & Farm) to C-2 (Commercial)
Existing Use: Vacant
Proposed Uses: Animal kennel, self-storage units, and retail and office warehouse
Property Owner: Beverly M. Stipe
Representative: Conde, Inc.
District: 4
Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Vorba, and unanimously carried to **APPROVE PZRZ11-00051**.

Motion passed.

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PUBLIC HEARING Rezoning Reconsideration Applications:

3. **PZRZ11-00031:** Lots 15 and 16, Richard Lee Subdivision, City of El Paso, El Paso County, Texas
Location: South of Americas Avenue and East of Kathy Road
Zoning: R-F (Ranch and Farm)
Request: From R-F (Ranch and Farm) to R-MU (Residential Mixed Use)
Existing Use: Family Private Recreational Facility
Proposed Use: Family Private Recreational Facility
Property Owners: Mary Stillinger & Enriqueta Godinez
Representative: Conde, Inc.
District: 6
Staff Contact: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

Art Rubio, Senior Planner, noted that items 3, 4, and 5, are being presented as Reconsideration items to establish that sign posting was done as required by code. The applicant has submitted pictures of the sign location. The only change to this request is that staff received a letter of opposition which is included in the packet and two phone calls in favor of this request.

Lupe Cuellar, Assistant City Attorney, noted that the Commission does not have to hear the whole presentation on the three items being presented for Reconsideration but need to make a motion to reconsider the item and then make a separate motion to either recommend approval or disapproval of the item.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request.

The following persons spoke in opposition to this request.

- Maria Guadalupe Dempsey spoke against this request and expressed safety concerns.
- **Name inaudible**, did not speak in favor or against the request but addressed some code violation issues.

The following persons spoke in favor of this request.

- Nancy Stokes spoke in favor of this request and asked why it was being brought before the Commission again.
- Erick Stokes, and
- Nicky Stokes

1st MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **RECONSIDER PZRZ11-00031**.

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZRZ11-00031.**

Motion passed.

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4. **PZRZ11-00039:** Lots 80 and 81, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas
Location: East of Mount Latona Drive and South of Titanic Drive
Zoning: R-4 (Residential)
Request: From R-4 (Residential) to R-MU (Residential Mixed Use)
Existing Use: Existing structures to be demolished
Proposed Use: Single-family, Two-family, Triplex and Commercial
Property Owner: Adobe Haciendas, Inc.
Representative: Conde, Inc.
District: 2
Staff Contact: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

Art Rubio, Senior Planner, noted that the only change to this request is a petition in opposition which is included in the packet.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. Two persons signed up to speak on this item but left the meeting before the item came up for discussion.

1ST MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **RECONSIDER PZRZ11-00039.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **APPROVE PZRZ11-00039 WITH AN R-MU ZONE AND A DENSITY CAP OF 14 UNITS PER ACRE AND RESTRICTING COMMERCIAL USES TO NO MORE THAN 35% OF THE SITE AREA.**

Motion passed.

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5. **PZRZ11-00040:** Tracts 154 and 155, Sunrise Acres No.2, City of El Paso, El Paso County, Texas
Location: East of Mount Latona Drive and North of Vulcan Drive
Zoning: R-4 (Residential)
Request: From R-4 (Residential) to R-MU (Residential Mixed Use)
Existing Use: Single-Family dwelling
Proposed Use: Single-family, Two-family, Triplex, Quadruplex, and Commercial
Property Owner: Adobe Haciendas, Inc.
Representative: Conde, Inc.
District: 2

Staff Contact: Geena Maskey, (915) 541-4192, maskeyga@elpasotexas.gov

This is the same request that was presented to the Commission a month ago so there was no presentation given by staff. There was time for questions for staff, applicant, and public comments.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request.

The following persons spoke in opposition to this request.

- Rosalie Mendoza spoke in opposition to this request and noted that she was not informed of this public hearing and neither was the neighborhood.
- Refugio Hernandez also spoke in opposition to this request. Art Rubio translated for Mr. Hernandez.

The following persons spoke in favor to this request.

- Rene Hernandez is in favor of progress in the city but noted that there is no green space provided in this development
- Ofelia Hipolito noted that the city should have community meetings to discuss the proposed development so that the community can have some input as to what is going to be built in that area.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **RECONSIDER PZRZ11-00040.**

Motion passed.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **APPROVE PZRZ11-00040 WITH AN R-MU ZONE AND A DENSITY CAP OF 14 UNITS PER ACRE AND RESRICTING COMMERCIAL USES TO NO MORE THAN 35% OF THE SITE AREA AND WITH THE RECOMMENDATION TO CITY COUNCIL THAT THE APPLICANT PROVIDE A PLAYGROUND IF IT IS APPROPRIATE FOR THE CHARACTER OF THE RESIDENTS OF THE AREA.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Applications:

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| 6. | PZDS11-00021: | Portion of Lot 3, Block 11, Vista Del Sol Unit 2, City of El Paso, El Paso County, Texas |
| | Location: | 1144 Yarbrough Drive |
| | Zoning: | C-3/sc (Commercial/special contract) |
| | Request: | Detailed Site Plan Review by contract dated May 7, 1968 by Ordinance No. 3962, (refer to Parcel J) |
| | Existing Use: | Parking area for retail center (Burlington Coat Factory Store, Ocean Dental Clinic) |
| | Proposed Use: | Restaurant (Corner Bakery Café) and retail space for lease |
| | Property Owner: | Burlington Coat Factory Realty of El Paso, Inc. |
| | Representative: | James Suerken, SMS Architects, Inc. |
| | District: | 7 |
| | Staff Contact: | Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov |

James Suerken with SMS Architects, Inc., concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to **APPROVE PZDS11-00021.**

Motion passed.

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7. **PZDS11-00023:** A portion of Tracts 23D and 23C and all of Tracts 2C and 2C1, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 8249 North Loop Drive
Zoning: C-2/c (Commercial/condition)
Request: Detailed Site Plan Review per Ordinance No. 15456
Existing Use: Apartment Complex
Proposed Use: Apartment/Retail
Property Owner: Bethel Holdings L.P.
Representative: Carlos Figueroa Structural Design
District: 7
Staff Contact: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

Ray Marquez concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **APPROVE PZDS11-00023.**

Motion passed.

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Other Business:

8. Discussion and action on the City Plan Commission minutes of:
November 17, 2011

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Vorba, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES OF NOVEMBER 17, 2011, AS AMENDED.**

AYES: Commissioner De La Cruz, Nance, Wright, Carreto, and Vorba

ABSTAIN: Commissioner Vandivort, and Brandrup

Motion passed.

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9. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.18 (Sign Regulations) of the El Paso City Code to revise standards for manufacturer identification signs in C-3 and C-4 zoning districts. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Kimberly Forsyth, (915) 541-4668, forsythkl@elpasotexas.gov

Kimberly Forsyth, Lead Planner, gave a brief power point presentation and noted that the code has been changed to modify the language to revise standards for manufacturer identification signs in a C-3 and C-4 zoning districts.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.18 (SIGN REGULATIONS) OF THE EL PASO CITY CODE TO REVISE STANDARDS FOR MANUFACTURER IDENTIFICATION SIGNS IN C-3 AND C-4 ZONING DISTRICTS.**

Motion passed.

10. Planning Report:
N/A

11. Legal Report:
N/A

ADJOURNMENT:

Motion made by Commissioner Nance, seconded by Commissioner Brandrup, and unanimously carried to adjourn this meeting at 2:45 p.m.

Approved as to form:

Mathew McElroy, Executive Secretary, City Plan Commission